

STREET SECTION BY RESIDENTIAL ZONING

PUBLIC STREETS

ZONING = RA (4.6)

NO. OF PARCELS	STREET WIDTH (FT)	STRUCTURAL SECTION	SHOULDER WIDTH (FT)	R/W (FT)	CLASS
0-4	20	AC/AB	5	50	C
5-15	24	AC/AB	5	50	A&B
16-50	24	AC/AB	8	50	A&B
OVER 50	36	AC/AB	8	50	RESIDENTIAL

ZONING = RE (2.3)

NO. OF PARCELS	STREET WIDTH (FT)	STRUCTURAL SECTION	SHOULDER WIDTH (FT)	R/W (FT)	CLASS
0-4	20	AC/AB	5	50	C
5-50	24	AC/AB	8	50	A&B
OVER 50	36	AC/AB	8	50	RESIDENTIAL

ZONING = RR (1.0)

NO. OF PARCELS	STREET WIDTH (FT)	STRUCTURAL SECTION	SHOULDER WIDTH (FT)	R/W (FT)	CLASS
0-4	20	AC/AB	5	50	C
5-50	24	AC/AB	8	50	A&B
OVER 50	36	AC/AB	8	50	RESIDENTIAL

ZONING = RS-20, RS-10, RS-10a, RS-7, RS-5, RM-5 & RM-3.5

NO. OF PARCELS	STREET WIDTH (FT)	STRUCTURAL SECTION	SHOULDER WIDTH (FT)	R/W (FT)	CLASS
0-4	28	AC/AB	SW, C&G	50	A&B
5-50	28	AC/AB	SW, C&G	50	RESIDENTIAL
OVER 50	36	AC/AB	SW, C&G	50	RESIDENTIAL

PRIVATE STREETS ONLY - THE STANDARD 50-FOOT WIDE ROADWAY EASEMENT MAY BE REDUCE (NO LESS THAN 30 FEET) IF THE TOWN DETERMINES THAT:

- THERE WILL BE 4 OR LESS EXISTING AND PROPOSED PARCELS USING THIS ROAD EASEMENT,
- THE ROAD DOES NOT PROVIDE ACCESS FOR FUTURE DEVELOPMENT IN THE AREA,
- THE DEVELOPMENT ADHERES TO THE GENERAL PLAN AND ZONING ORDINANCE,
- THAT THERE IS ADEQUATE AND USEABLE WIDTH OF AT LEAST 20 FEET (FOR A 30' PROPOSED ROAD EASEMENT, AT LEAST 10' FOR A 40' PROPOSED ROAD EASEMENT) ON THE ADJACENT PROPERTY FOR FUTURE EASEMENT AND ROAD IMPROVEMENTS,
- THE REDUCED EASEMENT WIDTH WILL PROVIDE THE REQUIRED STREET, SHOULDER AND DRAINAGE SWALE IMPROVEMENTS, AND PROVIDE FOR SAFETY, OBSTRUCTION AVOIDANCE AND UTILITY IMPROVEMENTS,
- WILL ADHERE TO THE TOWN AND OTHER AGENCIES REVIEW REQUIREMENTS (WHICHEVER IS MORE STRINGENT)

APPROVED BY:

Brian J. Fragao
BRIAN J. FRAGAO
DIRECTOR OF PUBLIC WORKS/TOWN ENGINEER

REVISED:



TOWN OF LOOMIS
STREET SECTION
IMPROVEMENTS BY
RESIDENTIAL ZONING
DEPARTMENT OF PUBLIC WORKS

H-0